071.0	0002	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,343,600	/	1,343,600
USE VALUE:	1,343,600	/	1,343,600
ASSESSED:	1,343,600	/	1,343,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROCHE JOHN J & KAREN M/TRS	
Owner 2:	ROCHE 2017 FAMILY TRUST	
Owner 3:		
Street 1:	43 BEVERLY RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	ROCHE JOHN J JR/KAREN A -
Owner 2:	-
Street 1:	43 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,577 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1945, having primarily Clapboard Exterior and 2598 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13577.000	474,200	700	868,700	1,343,600
Total Card	0.312	474,200	700	868,700	1,343,600
Total Parcel	0.312	474,200	700	868,700	1,343,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 517.17 | /Parcel: 517.1

Legal Description

User Acct 45301

GIS Ref

GIS Ref

Insp Date 10/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 071.0-0002-0013.0

!6048!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	474,000	700	13,577.	868,700	1,343,400	1,343,400	Year End Roll	12/18/2019
2019	101	FV	369,700	800	13,577.	868,700	1,239,200	1,239,200	Year End Roll	1/3/2019
2018	101	FV	369,700	800	13,577.	744,600	1,115,100	1,115,100	Year End Roll	12/20/2017
2017	101	FV	369,700	800	13,577.	694,900	1,065,400	1,065,400	Year End Roll	1/3/2017
2016	101	FV	369,700	800	13,577.	595,700	966,200	966,200	Year End	1/4/2016
2015	101	FV	348,700	800	13,577.	533,600	883,100	883,100	Year End Roll	12/11/2014
2014	101	FV	348,700	800	13,577.	493,900	843,400	843,400	Year End Roll	12/16/2013
2013	101	FV	348,700	800	13,577.	470,900	820,400	820,400		12/13/2012

PRINT

Date	Time
12/10/20	20:51:48

LAST REV

Date	Time
12/19/19	18:56:06

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6048

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROCHE JOHN J JR	1522-115		2/9/2018	Convenience	1	No	No		
HOLLDOBLER BER	1128-39		6/17/1994		369,000	No	No		Y

USER DEFINED

Prior Id # 1:	45301
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2006	1038	New Wind	2,000					
5/25/2001	366	Dormers	50,000	O				WIDEN DORMER-ADD B
2/17/1999	81	Porch	17,670					ENCLOSE PORCH
3/25/1998	148	Redo Kit	24,000					REMODEL KICHEN/BAT
7/28/1995	473		6,000					WDK/STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	BS	Barbara S
2/10/2009	Entry Denied	294	PATRIOT
5/3/2002	Permit Visit	PM	Peter M
11/2/1999	Mailer Sent		
10/12/1999	Measured	267	PATRIOT
6/15/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13577		Sq. Ft.	Site		0	70.	0.91	4			View	50					868,680						868,700	

Total AC/HA:	0.31169	Total SF/SM:	13577	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	868,680	Spl Credit		Total:	868,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.20910537
Const Adj.:	1.01505613
Adj $ / SQ:	128.868
Other Features:	131911
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	582496
Depreciation:	108344
Depreciated Total:	474152

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

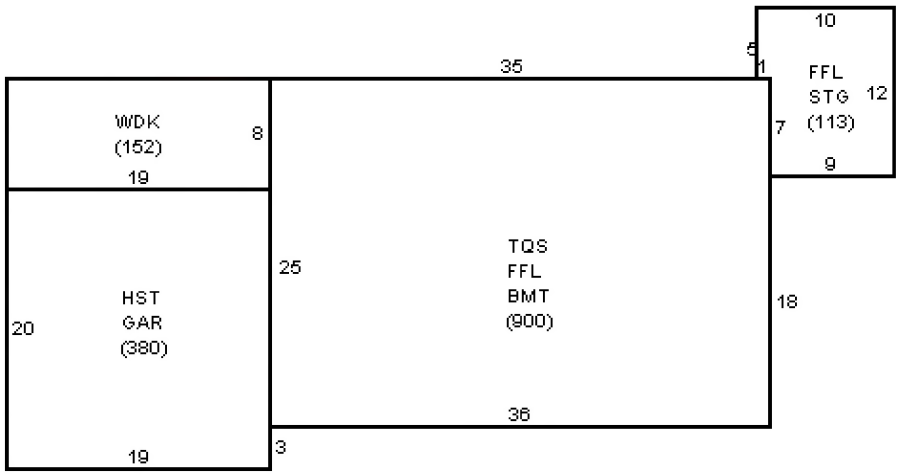
No Unit	RMS	BRS	FL
1	11	3	
Totals			
1	11	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.39
Special Features:	0	Val/Su Net:	138.53
Final Total:	474200	Val/Su SzAd	252.50

SKETCH



7

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,013	128.870	130,543
BMT	Basement	900	58.760	52,887
TQS	3/4 Story	675	128.870	86,986
GAR	Garage	380	21.900	8,323
HST	Half Story	190	128.870	24,485
WDK	Deck	152	12.770	1,941
STG	Storage	113	7.890	891

Net Sketched Area:	3,423			Total:	306,056
Size Ad	1878	Gross Are	3838	FinArea	2598

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X20	A	AV	1980	3.50	T	31.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700